

The regular meeting of the Town Assembly of the Village of Arden was held on January 23, 1978 with Chairman, Thomas E. Colgan, presiding.

As required by Senate Bill No. 256 the following is the list of the attenders at this meeting:

Marjorie van Gulick	Barbara Fenske	Frank Heymann
Irene Heymann	Sarah Hamburger	Beatrice Jaffe
Joad Kazan	B.A. Passanante	Thomas E. Colgan
Patricia Passanante	Ruth Shaw	Rae F. Gerstine
Eugene Shaw	Virginia Shaw	Joan W. Colgan
Michael Curtis	Joan Colgan	Lee Starr
Andrew E. Foote	Tim Snyder	Janet Macnamara
Darleece Southwell	Houston Roberts	Marjorie Laskey
Thomas Stapleford	Cy Liberman	David Adkins
Terry C. Hufford	Elizabeth Varley	John Hewlett
Ruth Panella	John Grimaldi	Ruth Holcomb-visitor
Paul Thompson	Donald E. Florde	Frank Akutowicz
George P. Mercer	Kathleen W. Worth	Beverly Taylor(non-voter)
Jim Tull-non-voter	James Gulley-nonvoter	Beverly A. Barnett
Alton Dahl	Mary Morley	Aaron S. Hamburger
William Morley	Barnes King	Yvonne King
Carolyn Liberman	Reese Davis	W. A. Vandever
Charles Turner-visitor	W.W. Phillips-visitor	A. Sykulski
Linda Shinn	James Shinn	Howard Way-visitor

The minutes of the September 26, 1977 meeting were approved as circulated.

We received responses from the following concerning our resolution about the Supersonic Concorde using the Philadelphia Airport: Governor Pierre duPont, Daniel Weiss, William Roth, Jr., Brock Adams.

A motion was made and passed to suspend the order of business to hear from Detective Charles L. Turner and Sergeant William Phillips who have been investigating the robbery at Rae Gerstine's in November in which town, club, Arden Building Loan and personal property was stolen. Although some of the records lost have been found, the money and other property is still missing. The officers have a suspect and they have met with the Arden Safety Committee. They suggest that we have a close community watch to try to prevent future episodes of this nature. We should institute a crime prevention program in the community. The officers were thanked for their efforts in behalf of Arden.

Thomas Colgan thanked Barbara Fenske and Darleece Southwell for acting as hostess this evening at the coffee hour.

Trustee report was presented by Cy Liberman.

Zoning. An ordinance to rezone that portion of Arden that is classified R-1-C, the Sherwood side, to new classification of R-1-CC, will be proposed to County Council. The purpose is to achieve uniformity--the rest of Arden is R-1-CC.

Sunset Farms. The former Mushroom lot adjacent to both Arden and Arden-croft is being developed into 11 homes to be called Sunset Farms. The Trustees and the Civic Committee have been in touch with the developer because the committee reported the developer's grading operation was encroaching on Arden land. A difference of opinion existed between his surveyor and Vandemark and Lynch, but our line was correct. The developer has agreed to pay for the work we had done.



The Trustees have purchased a new fireproof file cabinet for Mrs. Gerstine's office. They are also having the office bugged with electronic burglar alarm equipment.

The Trustees have decided to look for a part-time trainee who can learn to be an assistant to their excellent secretary, Rae Gerstine. The job requires a person with some knowledge of bookkeeping, ability to type accurately and to communicate with people. The hours will be very light, 10 to 25 per month at times suitable to Rae. Anyone interested may get in touch with the Trustees.

Desegregation costs. The possible boosts in the school tax rate would make our maximum rate increase 95 cents--from \$1.28 to \$2.23. Our assessment is about \$3.7 million. The maximum increase would cost us \$35,300. The Trustees have that much in our reserve.

Shaul Gladstone is working out of town, but he comes home weekends and carries his full share of the work of the Trustees, even though he cannot attend Town Assembly meetings.

The financial report of the Trustees was circulated and a copy is on file. The report was accepted.

No report from the Assessors, the Auditing Committee or the Budget Committee.

Civic Committee report presented by Reese Davis: Committee has held 3 regular and one special meeting since September.

Much of the committee activity has been concerned with initiating the "Drainage and Street Improvement" project under federal E.D.A. grant of \$95,000. Karins & Associates completed the engineering work. The plans were presented to the Town at a special Civic Committee meeting on November 21, and after certain modifications were approved by the Civic Committee and sent out for bids. The contract was awarded to Daisy Concrete of Wilmington. Work started on December 27 and must be completed by June 27, although adverse weather has temporarily halted work on the project.

Regular road repair work was completed in October with a complete rebuilding of a section of Green Lane and Millers Road. This procedure of rebuilding from the road base will be followed in the future in order to more fully utilize our existing rock curb-stones.

George Kershaw has been retained to plow and sand Town roads as may be required due to snow and ice. It should be pointed out to residents that cars parked on the roads will hinder or make impossible a satisfactory plowing job.

Recently Trustee Liberman wrote to George Jarvis, State Secretary of Transportation concerning the defective drainage gutter across Hillside Road at Harvey Road, located on the State right-of-way. The Secretary acknowledged the letter and promised that the matter would be investigated. This is a long-standing problem, and if it is not corrected by the State, your Civic Committee will probably be forced to expend town funds to do the job.

As reported by the Trustees, the developer of Sunset Farms has removed the encroaching fill dirt he had placed on Arden woodlands. A plan for draining the development across Arden forest land into Perkins Run was agreed upon.

The Civic Committee urges that this Assembly adopt a policy restricting any new plantings of trees or shrubs by leaseholders or residents on town rights-of-way. Shrubs and trees too close to the paved portion of the road have become an onerous burden to remove them and the expense is great. Report of Civic Committee accepted.



## Community Planning Committee report by Cy Liberman.

In connection with their comprehensive plan for the town, they are thinking about a plan for the woodlands. They hope to recommend a policy at a future Town Assembly. They hope to suggest how to best conserve the forests for the benefit of the people of the town. They are planning to get advice from one or more foresters and one or more wildlife biologists on the many questions that arise on how to conserve the forests for the birds and small animals and yet use the wood for fireplaces and stoves.

The Committee inspected the area on the Arden Green known as the Soldiers' Memorial and found it to be extremely overgrown. They have selected trees and shrubs to be removed or cut back and perhaps arrange for new plantings. They plan to do the work themselves with the help of volunteers. A work day will be announced.

The firelane is obsolete. Perhaps a fence along the boundary will be necessary.

The report was accepted.

## Registration Committee report by Sarah Hamburger:

Result of Budget and Assessors referendum: Budget passed with 223 votes out of 278 votes cast.

Assessors elected were: Carl Von Dreele, Convener, Donald Florde, Eugene Shaw, John Grimaldi, John Hewlett, Bartholomeo Passanante, Harold Monfort. No invalid votes for budget received and only one for assessors. There were 407 eligible voters as of January 23, 1978 Report accepted.

## Safety Committee report by Thomas Stapleford:

Shaul Gladstone has resigned from the Committee due to current press of business, which requires him to travel extensively. The Committee expressed its appreciation for his many years of a service. A special election to fill his seat will be held tonight.

Mr. Stapleford would like to recognize the action the action of Frank Heymann, who as a concerned citizen, submitted a well constructed proposal to the District Traffic Engineer. The proposal was accepted. The results are improved markings installed on the curve of Harvey Road at Orleans. The committee applauds his concern and his success.

The intersections of Sherwood Road with Hillside and with Lovers Lane were studied as directed by the September Town Assembly and it is the recommendation of the Safety Committee that Stop signs not be installed at this time. The committee will continue to monitor these intersections.

In a related traffic matter, we recommend that "No Parking Anytime" signs be authorized on both sides of Orleans Road between Harvey Road and the Highway. The roadway is too narrow to permit two vehicles to pass safely with a vehicle parked on the shoulder, and the traffic density is exceptionally high, due to activities at the Gild Hall and the Village Center.

A citizen complaint concerning poor visibility at the intersection of Hillside and Harvey Road was reviewed and arrangements will be made to relocate a large mailbox. The principal hazard is a severe depression at the southern side of Harvey Road and the Civic Committee has been asked to remove it.



The Safety Committee wishes to caution residents that hitching a ride on a moving vehicle is a violation of the Arden Code and the State Motor Vehicle Code. Parents are requested to discuss the hazards of throwing chunks of ice at cars and pedestrians.

The report of the Safety committee was accepted.

The Safety Committee was requested to ask the District Traffic Engineer to replace the speed limit signs on Harvey Road.

The Buzz Ware Village Center Committee report was presented by Marjorie van Gulick:

Changes at the center are a window replaced in the front door. Playground equipment made by the Wilmington Montessori Association has been installed after approval of the equipment and location by the Civic Committee.

The Christmas Bazaar was a huge success.

The committee plans to purchase 16 stacking chairs for the Center. These are need for meetings at the center.

The finances for the Center are in good condition. As of January 23, 1978 thereis:

In checking account	\$3,946.72
In a savings account	3,401.32
Total:	<u>7,348.04</u>

The proposed contract between Wilmington Montessori Association and the Buzz Ware Village Centre Committee has been circulated. The committee would like to recommend your acceptance of this contract. It will be acted upon under New Business. Committee report accepted.

Advisory Committee Report: Hugh Roberts.

It was felt that the insurance needs of the Village should be reviewed; therefore, a committee was appointed by Thomas Colgan consisting of Cy Liberman, Chairman of the Trustees, Thomas E. Colgan, Chairman of the Town Assembly and Hugh Roberts, Chairman of the Advisory Committee.

The list of nominees for the standing committees and town officers will be presented under New Business.

Thomas Colgan reported that a concern had been broached at the Advisory Committee that the Village should attempt to purchase one of Charles Vinson's paintings. The problem of where to hang it also would have to be solved, but a committee had volunteered to study and do something about it. They are: Barbara Fenske, Hugh Roberts, Joan Colgan, Agnes Harris, Carolyn Liberman, Russell McKinney.

A motion was made and carried unanimously that the Community Planning Committee be authorized to refurbish the Soldiers Memorial.

The Cooperation Agreement between the Village of Arden and the Wilmington Montessori Association was presented for approval by the Buzz Ware Village Center Committee.

Before action was taken on the agreement the following motion was made:

"The Association agrees to use car pooling to maximum extent possible



in transporting people to and from the Buzz Ware Village Center."

This motion was defeated with a vote of 7 Aye and 22 Nays.

There was discussion concerning item 10 on the agreement which states: "The Association may make structural changes or additions to the BWVC provided such changes or additions are approved by BWVC Committee and all expenses borne by the Association.

A motion was proposed by Bert Passanante, seconded by Tim Snyder That "The Buzz Ware Village Center Committee approach the Town Assembly for approval of any structural changes or major additions to the building with a value of more than \$500.

After discussion and suggestions by Penny Colgan and Aaron Hamburger the motion was reworded with the consent of the original proposers to read: "Any structural changes which alter the interior or exterior space of the Buzz Ware Village Center must be approved by the Town Assembly." The motion passed with 23 ayes and 1 nay.

A motion was made that the Town Assembly approve the Cooperation Agreement between the Village of Arden and the Wilmington Montessori Association. The motion was passed with a vote of 28 ayes and 6 nays.

The Registration Committee conducted the election for the Safety Committee to replace Shaul Gladstone. Nominees were Bert Passanante and Karen Florschutz. Karen Florschutz was elected to fill the vacancy.

The Advisory Committee placed the following nominees for election at the March meeting. Those marked with an asterisk are presently serving on the committee.

Auditing: William Bindloss\*, Alton Dahl\*, Warren Davis, James Shinn, Leslie Stanford, David Whitlock

Budget: William Bailey, Gary Jones, Sarah Moore, Ruth Panella, Donald Florde

Civic: William Berry, Joad Kazan\*, George Mercer, Woodrow Vandever\*, Kathleen Worth

Community Planning: Deborah Colgan, Nancy Hajar\*, Barry Louwerse, Patricia Renzetti\*

Registration: Beverly Barnett\*, Rugh Estes, Sarah Hamburger, Beatrice Jaffe, Janet Macnamara, Virginia Shaw\*

Safety: Andrew Foote, Barnes King\*, Bert Passanante, Thomas Stapleford\*

Buzz Ware Village Center: Aaron Hamburger\*, George Macklem, Timothy Snyder, Elizabeth Varley

Chairman of Town Assembly: Thomas Colgan\*, Michael Curtis

Advisory Committee Chairman: Hugh Roberts\*

Secretary of Town Assembly: Mary Morley\*

Treasurer of Town Assembly: Rae Gerstine\*

Sarah Hamburger made the following proposal: That being aware of the large resident turnover in Arden that "The Registration Committee solicit a group of ten (10) volunteers who will be responsible, under Registration Committee direction, for welcoming new residents to our town; distributing the Arden handbook, and escorting newcomers to Town Assembly. This group would also participate in organizing block parties on a regular basis, using Registration Committee funds. The proposal was adopted unanimously.

Aaron Hamburger suggested perhaps the Harvey Road Committee be reformed to study some of the problems along the Harvey Road. No action taken.

The meeting on motion adjourned,

Respectfully submitted, *Mary Morley* Secretary



## COOPERATION AGREEMENT

This agreement between the Village of Arden, a municipal corporation, and the Wilmington Montessori Association, a non-profit organization, covers arrangements for sharing the use of the Buzz Ware Village Center (BWVC), the former Arden School Building.

1. The Village and the Association agree that they will cooperate closely together to share the use and the expenses of operating the BWVC and fully maintaining it in excellent condition. For that purpose, they have prepared and signed this cooperation agreement to extend for a period of five years from July 1, 1978.
2. The stage area of the BWVC will be maintained at all times for use by the Village of Arden as a meeting room, activities center, and town office. When not reserved for Village of Arden use, the Association may also use this area for adult activities.
3. The Association will have full daytime use of all other parts of the BWVC during the normal school year, which extends from early September until early June. The Association will have access to the BWVC at any time for meetings and to perform maintenance work provided such use during non-school times is scheduled through the BWVC Committee.
4. The Association will also have use of the open land and playground adjacent to the BWVC during the school year.
5. The Village of Arden will have the use of the entire BWVC after school hours each day and on weekends during the school year. The Association's equipment may be stored in one classroom during the summer.
6. The BWVC Committee is a committee of the Town Assembly of Arden charged with the responsibility of operating and maintaining the BWVC. It will cooperate closely with the Board of Directors of the Association, and the two will create the Maintenance Committee and other joint committees as required.
7. The maintenance Committee, consisting of two appointees of the Association and one of the BWVC Committee, will recommend and supervise all maintenance and repairs.
8. The expenses of owning, operating, and maintaining a building include the costs of (a) utilities, (b) custodial and security service, (c) minor repairs, and (d) major repairs and equipment replacements. These costs will be shared as follows:

(a) The Association will directly pay the costs of all utilities, including heat, electric power, water, sewer, garbage and basic telephone service, during the full year. The telephone will be listed in the name of the Buzz Ware Village Center and the Wilmington Montessori Association in the telephone directory and the costs to be underwritten by the Association will be the basic monthly cost of service and listing, exclusive of toll calls not originated by the Association.



(b) The Association will either arrange to perform or will pay for the performance of minor repairs, not structural in their nature, including interior repainting, maintenance of exposed plumbing and electrical fixtures, replacement of broken glass, and provide for routine inspection and service of building equipment.

(c) The Village of Arden will employ a custodian to perform custodial and security services and the custodian will work under the supervision of the BWVC Committee. The Association will pay to the Village of Arden the amount of \$3,300.00 per year in monthly installments to cover the full cost of custodial and security services.

(d) The Association will pay to the Village of Arden, which will be solely responsible for major repairs herein defined, annual sums according to the schedule below in monthly installments for use towards payment of expenses of major repairs, including maintenance of the roof, walls, floors, and other structural parts of the building including all concealed or buried piping, plumbing, sewer, electrical and other service lines, exterior repainting, and replacement of heating system parts and other equipment as required to maintain building services in satisfactory condition.

<u>Annual Period Beginning</u>	<u>Annual Sum</u>
July 1, 1978	\$2,800.00
July 1, 1979	\$2,800.00
July 1, 1980	\$3,000.00
July 1, 1981	\$3,200.00
July 1, 1982	\$3,200.00

9. The Village of Arden will mow the grass on the grounds of the BWVC and otherwise maintain the grounds and parking areas.
10. The Association may make structural changes or additions to the BWVC provided such changes or additions are approved by BWVC Committee and all expenses borne by the Association.
11. The Village of Arden will carry fire and liability insurance on the BWVC.
12. In general, the arrangements above call for joint use of the building, with the Association paying for the specified costs. The Village and the Association will each maintain records of all expenses incurred in the operation and maintenance of the building and will share those records at least annually.

13. While the term of this agreement is five years, the amounts specified in Section 8, Items (c) and (d) for payments in cash may be renegotiated after two years at the request of the Village or the Association. Negotiations to increase or decrease payments will be based on the actual cost experience to date, inflation and projected operating and capital expenses for the remaining agreement period.
14. Should the Village or the Association wish to terminate shared use of the BWVC when this Agreement expires, notification must be given to the other party on or before September 1, 1982. Otherwise, negotiations to renew or extend this agreement beyond July 1, 1983, should commence by October 1, 1982.

Thomas E. Colgan 3/1/78  
Chairman, Town Assembly  
Village of Arden

W. E. Temper III 1/30/78  
President  
Wilmington Montessori Association

Mary E. Morley 3/1/78  
Secretary  
Village of Arden

Carol J. Keweenaw 2/15/78  
Secretary  
Wilmington Montessori Association



ADDENDUM

Motion approved by the Town Assembly,  
Village of Arden on January 23, 1978:

"Any structural changes which alter  
the interior or exterior space of the  
Buzz Ware Village Center must be  
approved by the Town Assembly."